



**BHUBANESWAR DEVELOPMENT AUTHORITY**  
**AKASH SHOVA BUILDING, LOK SEVA MARG, BHUBANESWAR.**

FORM-II

[See Rule -10 (5) of ODA (P&BS) Rules, 2020]

No. 14591 /BDA, Bhubaneswar,  
File No. **BPBA(LPBA)-323/2021**

Dated 03.05.2023

Permission Under Sub-Section (3) of the Section-16 of the Orissa Development Authorities Act'1982 (Act 14 of 1982) is hereby granted in favour Sri Soumendra Prasad Mohanty, Sri Arabinda Prasad Mohanty, Sri Dharmendra Prasad Mohanty, Sri Janmejy Mohanty, Smt Truptimayee Singh through GPA Holder M/s Skytech Infraprojects (P) Ltd represented through its M.D Sri Rupak Panda for;

Proposed sub-divisional layout with one S+5 storied Residential (MIG) Apartment building and one G+2 storied Residential Building in respect of Plot No(s) 1415 & 1416 , Khata No-511/2761, Mz- Raghunathpurjalli within the Development Plan Area of Bhubaneswar subject to following parameters and conditions/restrictions;

**(A) GENERAL CONDITIONS:-**

- (i) The development shall be undertaken strictly according to approved sub-divisional layout plan and building plans (enclosed).
- (ii) The land in question must be in lawful ownership and peaceful possession of the applicant.
- (iii) The permission is valid for a period of three years with effect from the date of its issue.
- (iv) Permission accorded under the provision of section 16 of ODA Act, 1982 cannot be construed as an evidence to claim right, title and interest on the plot on which the permission has been granted.
- (v) If any dispute arises with respect to right, title, interest on the land on which the permission has been granted, the permission so granted shall be automatically treated as cancelled during the period of dispute.
- (vi) Any construction and development made by the applicant or owner on the disputed land will be at his risk without any legal or financial liability on the Authority.

**(B) SUB-DIVISIONAL LAYOUT:--**

- 1 (a) (i) The sub-division of land shall be used exclusively for **Residential** purpose and the uses shall not be changed to any other use without prior approval of this Authority.
- (ii) The land over which sub-divisional layout is proposed shall be accessible by an approved means of access of **9.14 mtr**, in width.
- (iii) The applicant shall construct the drain till the public disposal point.
- (b) Internal road shall be in the nature of public thoroughfare and shall not be blocked by any boundary wall/gate/ physical obstruction.
- (c) The water supply, electricity, internal roads and drains shall be developed and provided by the applicant on his own cost and transferred to respective Government agencies for further maintenance.
- (d) Plantation along the internal roads is to be made before delivering the sub-plots.
- (e) All road side drains are to be developed maintaining proper slope so as to convey storm water to the public drain with intimation to BDA for verification.
- (f) All the Layout roads shall be developed with permeable pavers block along with recharging pits of adequate capacity shall be developed to minimize the storm water runoff to the drain.
- (g) All the sub-plots shall be demarcated strictly as per the approved plan.

## 2 Land Use Analysis of the sub divisional layout

(a) Total plot area : 1821.74 Sq.m

(b) Residential plot area	:	1516.98 Sq.m	(83.27 %)
Internal road area	:	304.76 Sq.m	(16.73 %)
<b>Total Plot area</b>	:	<b>1821.74 Sq.m</b>	<b>(100 %)</b>

### (c) Land Use of Sub-plots

Sub-plot no.	Use	Individual sub-plot area (Sq.m)	Width of abutting road
1	Residential	1314.57	9.14 mtr
2	Road	304.76	-
3	Residential	202.41	9.14 mtr

## (C) BUILDING PLAN FOR APARTMENT BUILDING OVER SUB-PLOT NO.1

### 1. AREA STATEMENT (in Sq.m);

Building Plan for Residential Apartment building over Sub-plot No.1 (Sub-Plot area: 1314.57 Sq.m)				
Building	Floor	(A) FAR Area (in Sq.m)	(B) FAR Exempted Area (in Sq.m)	(C=A+B) Total Area (in Sq.m)
ICT Landing point	Single floor	-	12.00	12.00
S+5 storied Residential (MIG) Apartment over Sub-plot no.1	Stilt Floor	26.34	830.81	857.15
	1st Floor	658.18	-	658.18
	2nd Floor	651.06	-	651.06
	3rd Floor	651.06	-	651.06
	4th Floor	651.06	-	651.06
	5th Floor	651.06	-	651.06
<b>Total</b>		<b>3288.76</b>	<b>842.81</b>	<b>4131.57</b>

<b>Total Built-up Area:</b>	4131.57 Sq.m
<b>Total FAR Area:</b>	3288.76 Sq.m
<b>Total F.A.R.</b>	2.50
<b>Total Parking Provided</b>	830.81 Sq.m
<b>Total Dwelling Units</b>	30 Nos
<b>House Owners' Society Office &amp; assembly</b>	30.40 Sq.m (in first floor)
<b>No of Trees</b>	17 Nos

### 2. SETBACKS AND BUILDING HEIGHT (in meter)

Setback	Required (in Mtr)	Provided (in Mtr)
Front	3.00 mtr around the building	3.86
Rear		3.18
Left Side		3.14
Right Side		3.21

<b>Height of the Building:</b>	<b>14.90 meter</b>
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### 3. PARKING

Parking	Required	Provided
Total Parking – (25% of FAR area)	822.19 Sq.m	830.81 Sq.m
Visitors parking (10%)	82.21 Sq.m	84.00 Sq.m

- The building shall be used exclusively for **Residential Apartment building** purpose and the use shall not be changed to any other use without prior approval of this Authority.
- Parking space measuring 830.81 Sq.m** as shown in the approved plan shall be exclusively used for parking of vehicles and no part of it will be used for any other purpose.
- The land over which construction is proposed is accessible by an approved means of access of **9.14 Mtr** in width.
- The applicant shall submit **Fire Safety Certificate** before issue of the Occupancy Certificate.

### (D) BUILDING PLAN FOR RESIDENTIAL BUILDING OVER SUB-PLOT NO.3

- AREA STATEMENT** (in Sq.m);

Building Plan for G+2 storied Residential building over Sub-plot No.3 (Sub-Plot area: 202.41Sq.m)				
	Floor	(A) FAR Area (in Sq.m)	(B) FAR Exempted Area (in Sq.m)	(C=A+B) Total Area (in Sq.m)
G+2 storied Residential Building over Sub- plot no.2	Ground Floor	122.32	-	122.32
	1 <sup>st</sup> Floor	122.32	-	122.32
	2 <sup>nd</sup> Floor	59.83	-	59.83
	<b>Total</b>	<b>304.47</b>	<b>-</b>	<b>304.47</b>

<b>Total Built-up Area:</b>	304.47 Sq.m
<b>Total FAR Area:</b>	304.47 Sq.m
<b>Total Dwelling Units</b>	1 nos
<b>No of Trees</b>	3 Nos
<b>Total F.A.R.</b>	1.50

- SETBACKS AND BUILDING HEIGHT** (in meter)

Setback	Required (in Mtr)	Provided (in Mtr)
Front	Front 1.00	3.54
Rear	Total cumulative Front & Rear = 2.0m.	1.00
Left Side	NIL	0.61
Right Side		0.70

<b>Height of the Building:</b>	<b>9.15 meter</b>
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- The building shall be used exclusively for **Residential** purpose and the use shall not be changed to any other use without prior approval of this Authority.
- The land over which construction is proposed is accessible by an approved means of access of 9.14 Mtr in width.

### (E) OTHER CONDITIONS (applicable to Building Plan & Sub-divisional Layout Plan):-

- The development shall be undertaken strictly according to plans enclosed with this permission endorsement.
- The land in question must be in lawful ownership and peaceful possession of the applicant.
- The applicant shall free gift XXX sq.mtr. of located in the XXX Municipal Corporation/Municipality/ NAC/Grama panchayat for the widening of the road/construction of



new roads and other public amenities prior to completion of the development as indicated in the plan.

4. The permission granted under these rules/regulations shall remain valid upto three years from the date of issue.
5. In case the construction of the building is not completed within the validity period, the permission shall have to be revalidated before the expiry of the above validity period on payment of fee as prescribed under ODA (CAF) Rules, 2016.
6. If any dispute arises with respect to right, title interest on the land on which the permission has been granted, the permission so granted shall be automatically treated as cancelled during the period of dispute.
7. Any construction and development made by the applicant or owner on the disputed land will be at his risk without any legal or financial liability on the Authority.
8. (i) Approval of plans and acceptance of any statement or document pertaining to such plan shall not absolve the owner or technical person(s) or Project Management Organisation/Architect under whose supervision the building is constructed from their responsibilities imposed under ODA (Planning & Building Standards) Rules, 2020, or under any other law for the time being in force.  
(ii) Approval of plan shall mean granting of permission to construct under these regulations in force only and shall not mean among other things.—
  - (a) The title over the land or building;
  - (b) Easement rights;
  - (c) Variation in area from recorded area of a plot or a building;
  - (d) Structural stability;
  - (e) Workmanship and soundness of materials used in the construction of the buildings;
  - (f) Quality of building services and amenities in the construction of the building;
  - (g) The site/area liable to flooding as a result of not taking proper drainage arrangement as per the natural lay of the land, etc.; and
  - (h) Other requirements or licenses or clearances required to be obtained for the site /premises or activity under various other laws.

9. **The owner /applicant shall.—**

- (a) Permit the Authority to enter the building or premises, for which the permission has been granted at any reasonable time for the purpose of enforcing the provisions of the Rules/ regulations;
- (b) Obtain, wherever applicable from the competent Authority permissions/clearance required in connection with the proposed work;
- (c) **Submit stage-wise construction report.** Penalty shall be imposed as per Rule 14 of ODA (P&BS) Rules, 2020 in case of non-submission of the same.
- (d) **Engage an Accredited person for third party verification at plinth and ground floor roof level of the apartment building.** Upon detection of unauthorised construction in the Third Party Verification report, the applicant shall be imposed a fine as prescribed under sub-rule (3) of Rule 15 of ODA (P&BS Rules, 2020).
- (e) Ensure that the **Completion Certificate** in Form XVII (as appended to ODA (CAF) Rules, 2016) is issued by the Project Management Organisation engaged by him on completion of the building for submission of the same to the Authority for verification and issuance of Occupancy Certificate.
- (f) Obtain an Occupancy Certificate from the Authority prior to occupation of building in full or part.
- (g) Ensure compliance of provision of various Acts, rules, regulations and codes which control or provide for various norms governing development including but not limited to planning norms, fire safety norms, environmental norms, as applicable in each case.

10. **This permission is accorded on deposit of following;**

Sl. No.	Item	Amount		Amount in words
1	Sanction Fee	(i) Apartment building:	Rs. 2,06,579 /-	Rupees Two lakh Twentyone thousand Eight hundred Three only
		(ii) G+2 Residential:	Rs. 15,224 /-	
		<b>Total:</b>	<b>Rs.2,21,803/-</b>	



2	Scrutiny Fee (development of land) for sub-divisional layout	<b>Rs. 9,109 /-</b>		Rupees Nine thousand One hundred Nine only.
3	Scrutiny Fee (Building operation)	(i) Apartment building:	Rs. 41,566 /-	Rupees Forty four thousand Eight hundred Sixty one only
		(ii) G+2 Residential:	Rs. 3,295 /-	
		<b>Total:</b>	<b>Rs.44,861/-</b>	
4	Construction Workers Welfare Cess (CWWC)	(i) Apartment building:	Rs. 8,25,543 /-	Rupees Eight lakh Eighty six thousand Three hundred Eighty one only
		(ii) G+2 Residential:	Rs. 60,838 /-	
		<b>Total:</b>	<b>Rs.8,86,381/-</b>	
5	Purchasable FAR	(i) Apartment building:	Rs. 5,11,168/-	Rupees five lakh eleven thousand one hundred sixty eight only
		(ii) G+2 Residential:	NIL	
		<b>Total:</b>	<b>Rs. 5,11,168/-</b>	
6	External Infrastructure Development Fee to PD, DRDA, Khurda	<b>Rs.8,31,942/-</b>		Rupees Eight lakh thirty one thousand nine hundred forty two only

**11. Other conditions to be complied by the applicant are as per the following;**

- I. Adhere to provisions of ODA (Planning & Building Standards) Rules, 2020 strictly.
- II. The plinth level of the building shall be raised 2 ft above the High Flood Level (HFL).
- III. The number of dwelling units so approved shall not be changed in any manner without prior approval under section 16 of the ODA Act, 1982.
- IV. No storm water shall be discharged to the public road/public premises and other adjoining plots.
- V. Storm water from the premises or roof top shall be conveyed and discharged to the rain water recharging pits as per Rules-47 of ODA (Planning & Building Standards) Rules, 2020.
- VI. Rooftop Solar Energy Installation shall be provided as per Rule 48 of ODA (Planning & Building Standards) Rules, 2020
- VII. The space which is meant for parking shall not be changed to any other use and shall not be partitioned/closed in any manner.
- VIII. Atleast 10% of parking in housing project/apartment building shall be earmarked for visitors and shall be open to all visitors as per norms under sub-rule (12) of Rule 37 of ODA (P&BS) Rules 2020.
- IX. Atleast 50% of the open space shall be pervious and plantation @ one tree per 80 Sq.mtr. of the plot area shall be made by the applicant as per provision under Rule-30 of ODA (P&BS) Rules, 2020.
- X. Rainwater harvesting structures shall be provided within the premises for collection and use of rooftop rainwater Rule 47of ODA (P&BS) Rules, 2020.
- XI. Groundwater recharging pits shall be provided @ 6 cubic meters for every 100 square meter of roof area as per Rule 47of ODA (P&BS) Rules, 2020.
- XII. All the passages around the building shall be developed with permeable paver blocks for percolation of rain water to the ground.
- XIII. STP and other utilities, if provided within minimum setback area shall not be allowed above ground level and shall only be constructed below ground level; and the same shall be appropriately covered for movement of vehicle/people above it.
- XIV. Guard room, electric cabin, sub-station, area for generator set, ATM, etc, if provided shall not be allowed within minimum setback area.
- XV. The applicant shall provide micro-composting site/plant within the project premises to make own arrangement of solid waste management.
- XVI. The Owner / Applicant / Architect / Structural Engineer are fully and jointly responsible for any structural failure of building due to any structural/construction defects , Authority will no way be held responsible for the same in whatsoever manner.



- XVII. The Authority shall in no way be held responsible for any structural failure and damage due to earth quake/cyclone/ any other natural disaster.
- XVIII. The applicant shall obtain infrastructural specification and subsequent clearance with regard to development of infrastructure for EIDP before commencement of construction.
- XIX. The applicant shall execute the EIDP approved by C.E.-cum-E.M. BDA in accordance with Clause no. 3.2.4 of the SOP for Approval of External Infrastructure Development Plan (EIDP) and deposit of External Infrastructure Development Fee in case of Urban Local Bodies and Rural Local Bodies located within Bhubaneswar Development Area issued vide no. 2360/BDA dtd 18.01.2021.

After completion of the external infrastructure, the applicant shall obtain the written recommendation of the EIDP committee regarding satisfactory completion of infrastructure as per the approved EIDP. The applicant shall apply for issue of NOC from Engineer Member, BDA after recommendation of the Committee. Occupancy Certificate shall be issued only after obtaining the NOC from Engineer Member, BDA in accordance with Clause 3.2.6.

- XX. The applicant shall obtain ORERA registration as per the affidavit submitted by applicant and submit the ORERA Registration Certificate at the time of submission of application for issue of Occupancy Certificate.
- XXI. **The owner/applicant/Technical Person shall strictly adhere to the terms and conditions imposed in the NOC / Clearances** given by Public Health Engineering Organisation (PHEO) vide their letter no 14051 dated 08.09.2022, Central Ground Water Authority (CGWA) vide their letter no CGWA/NOC/INF/ORIG/2022/16367 dated 20.09.2022, fire Safety Recommendation no RECOMM1204130052022000695 dated 14.07.2022.
- XXII. **All the stipulated conditions of NOC given by any public agency required for approval shall be adhered to strictly.**
- XXIII. The applicant during the course of construction and till issue of occupancy certificate shall keep pasted in a conspicuous place a copy of the building permit and copy of approved drawing and shall place a display board on site with details and declaration as given at **Annexure-I.**

By order

  
**PLANNING MEMBER/AUTHORISED OFFICER**  
Bhubaneswar Development Authority

Memo No. 14592/BDA, Bhubaneswar, Dated 03.05.2023

Copy forwarded along with **two copies** of the approved plan Skytech Infraprojects (P) Ltd, Plot No: - 241, Saheed Nagar, Bhubaneswar for information and necessary action.

  
**PLANNING MEMBER/AUTHORISED OFFICER**  
Bhubaneswar Development Authority

Memo No. \_\_\_\_\_/BDA, Bhubaneswar, Dated \_\_\_\_\_

Copy with a copy of the approved plan forwarded to the Commissioner, Bhubaneswar Municipal Corporation/Executive Officer, Khurda Municipality/Executive Officer, Jatni Municipality /Executive Officer Pipili NAC for information.

  
**PLANNING MEMBER/AUTHORISED OFFICER**  
Bhubaneswar Development Authority

Memo No. \_\_\_\_\_/BDA, Bhubaneswar, Dated \_\_\_\_\_

Copy forwarded to the Land Officer, G.A. Department, Bhubaneswar ( in case of lease plot) /Director of Town Planning ,Odisha, Bhubaneswar/Enforcement Section, BDA, Bhubaneswar.

  
**PLANNING MEMBER/AUTHORISED OFFICER**  
Bhubaneswar Development Authority